

(860)594-3020

MINUTES OF MEETING HELD

BY STATE TRAFFIC COMMISSION

JANUARY 23, 2007

Present: Deputy Commissioner William Ramirez
Department of Motor Vehicles

Deputy Commissioner H. James Boice
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, January 23, 2007.

1. Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to adopt the minutes of the following meeting:

December 19, 2006

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2. Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that the New Hartford item on Page 2 of the agenda had been replaced with a new report, a copy of which was given to the Commission members. She stated that the minutes of the meeting will reflect this change. Ms. Cabelus then stated that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the following Traffic Investigation Reports, including the revision just noted for the New Hartford report, copies of which are on file in the Office of the Commission.

East Haddam - STC# 040-0610-01

Grant permission to the Town of East Haddam to establish a 30 mph speed limit for both directions on Daniels Rd. from Rt. 151 (Town St.) easterly to Bogel Rd. #1, a distance of 0.90 miles.

Guilford - STC# 059-0612-01

Approve "School Zone Ahead Fines Doubled" signs for both directions on Rt. 77 (Church St.) from a point 45 feet north of SNET Pole #377 (mile

Guilford - STC# 059-0612-01 - Contd.

0.74) northerly to a point located 10 feet south of SNET Pole #9425 (mile 0.91), a distance of approximately 900 feet.

Hamden - STC# 061-0511-02

Grant the Town of Hamden permission to install, operate and maintain a traffic control signal at the intersection of Sherman Ave. #1 at York Hill (Quinnipiac University) Campus Site driveway.

Killingworth - STC# 069-0611-02

1. Approve a change in the speed limit from 40 mph to 35 mph for both directions on Rt. 81 (Higganum Rd.) from a point 0.28 miles north of Lovers La. (mile 7.92) northerly to Rt. 148 (mile 8.29), a distance of 0.37 miles.
2. Approve a "School Speed Limit 25 When Flashing" zone for both directions on Rt. 81 (Higganum Rd.) from approximately 150 feet south of Fire Tower Rd. (n. jct.) (mile 7.58) northerly to approximately 70 feet north of Old Bedford Farms Rd.(mile 8.03), a distance of approximately 0.45 miles.

The "School Speed Limit 25 When Flashing" speed limit will only be in effect when the flashing equipped signs are in operation. This will be on school days as follows: 6:45 a.m. to 8:30 a.m. and 2 p.m. to 3 p.m. and when there are activities outside of regular school hours.

Manchester - STC# 076-0610-01

1. Grant the Town of Manchester permission to revise the existing semi-actuated traffic control signal on Middle Turnpike West at Adams/South Main Street, to include a "No Turn On Red" sign on the South Adams Street NB approach.
2. Grant the Town of Manchester permission to remove the existing "No Turn On Red" signs from the Adams St. SB and Middle Turnpike West WB approaches.

Marlborough - STC# 078-0611-01

That the traffic signal at the intersection of Rt. 66 and North and South Main Sts. be revised to include an exclusive pedestrian phase.

Monroe - STC# 084-0606-01

That a traffic control signal not be installed at the intersection of Rt. 110 (Shelton Rd.) at Barn Hill Rd. at this time.

New Hartford - STC# 091-0610-01 - REVISED 1/23/07

1. Rescind all previously approved parking regulations on Rt. 44 (Main St.) from the Post Office drive to Rt. 219.

Vernon - STC# 146-0102-01

Westport - STC# 158-0606-01

That a multi-way stop not be established at the intersection of Rt. 136 and Evergreen Ave. at this time.

Winchester - STC# 162-0611-01

Approve a change in the speed limit from 45 mph to 40 mph for both directions on Rt. 183 (Torrington St.) from the Torrington Town Line (mile 6.03) northerly to a point 0.27 miles north of Roberts St. (mile 7.70), a distance of 1.67 miles.

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

3. OLD BUSINESS:

Killingworth - STC# 069-0610-01

That a traffic control signal not be installed at the intersection of Rt. 81 and the District 17 Intermediate/Middle School drive.

This item was moved from the December 19, 2006 agenda to the January agenda, as requested by Mr. Gary Mala, Superintendent of Schools, (on behalf of First Selectman Martin Klein, who did not concur with the recommendation).

Mr. Fabry presented the staff report to the Commission members, after which time Mr. Edward Sipples from the Town of Killingworth addressed the Commission on behalf of the First Selectman who could not be present. (See notes provided by Mr. Sipples attached hereto.)

Deputy Commissioner Boice asked for clarification regarding the signal to the north and questioned the number of pedestrians and/or sidewalks in the area, of which Mr. Fabry confirmed the signal at the Route 148 intersection and said there were no sidewalks nor walkers, as students are primarily bussed in. Deputy Commissioner Boice commented that, with the approval at today's meeting of the reduced speed limit and the establishment of a school zone with flashers, perhaps this will not be an issue. He suggested that the Town monitor the situation and, if need be, utilize a crossing guard during peak periods. He also noted that this item can be revisited in the future after these changes are implemented, if necessary.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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4. **NEW BUSINESS:**

a. **Bethany - STC# 008-0610-01**

That the installation of a traffic control signal at the intersection of Rt. 63 (Amity Rd.), Munson Rd. and the drive to the Bethany Highway Department, Recycling Center and New Fire Station is not recommended at this time.

Ms. Derrylyn Gorski, the Legal Traffic Authority, concurred with the recommendation.

State Senator Joseph J. Crisco, Jr. requested the signal (in addition to Ms. Gorski), and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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b. **Hamden - STC# 061-0607-01**

That a No Through Truck prohibition not be established on Morse St. or Armory St.

This item was removed from the agenda at the request of State Representative Peter Villano, and will be heard at a future STC meeting.

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c. **Monroe - STC# 084-0609-01**

That the installation of a flashing beacon at the driveway of Whitney Farms Golf Course on Rt. 110 (Shelton Rd.) is not recommended at this time.

Police Chief John L. Salvatore, the Legal Traffic Authority's representative, concurred with the recommendation.

State Representative DebraLee Hovey, who requested the flashing beacon, had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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d. Norwalk - STC# 102-0611-01

1. That an exclusive pedestrian phase at the intersection of S.R. 719 (Main Ave.) at Broad St. not be provided at this time.
2. That a crosswalk not be established on S.R. 719 (Main St.) at Broad St. at this time.

Police Chief Harry Rilling, the Legal Traffic Authority's representative, concurred with the recommendation.

State Senator Bob Duff, who requested the exclusive pedestrian phase and crosswalk, had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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5. MAJOR TRAFFIC GENERATORS:

a. Bridgeport - STC# 015-0612-05

Mr. Joseph P. Ouellette presented the staff report on the request to revise the conditions of Certificate No. 1686 issued for AKDO/Carr's Ice Cream.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the conditions of Traffic Investigation Report No. 015-0609-01, approved on September 19, 2006, be revised as indicated below.

1. That the permanent traffic signal at the intersection of Route 130 (State Street) and Hancock Street required in Condition No. 5 of Traffic Investigation Report No. 015-0510-01 be completed prior to June 19, 2007.
2. That the easement required in Condition No. 6 of Traffic Investigation Report No. 015-0510-01 be completed prior to June 19, 2007.
3. That this approval shall not become effective until a copy of Traffic Investigation Report No. 015-0612-05 has been recorded on the municipal land records in accordance with the established procedure.
4. That the STC reserves the right to require additional improvement or changes, as deemed necessary, due to the development's traffic

a. Bridgeport - STC# 015-0612-05 - Contd.

in the future. The cost of any additional improvement or changes shall be borne by the owner of the development.

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b. Brookfield - STC# 018-0511-02

This item was removed from the agenda prior to the meeting.

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c. Hamden - STC# 061-0611-01

Mr. Frederick L. Kulakowski presented the staff report on the request to partially open Trail Side Village without full compliance with the conditions of Certificate No. 1650.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) allow the Ravenswood Company, LLC, to occupy up to 28 residential units with 56 parking spaces within Trail Side Village without full compliance with the conditions of STC Certificate No. 1650 based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan prepared by Milone & MacBroom entitled: "Phase I Development Plan, Trail Side Village, Todd Street, Hamden, Connecticut," Sheet No. 1 of 1, dated October 16, 2006.

1. That Condition Nos. 14, 15, 16 and 17 of Traffic Investigation Report No. 061-0411-02 be satisfied or completed prior to the occupancy of any residential units.
2. That the proposed site driveway on Todd Street be constructed in substantial conformance with the referenced plan.
3. That intersection sight distances be provided and maintained from the site driveway on Todd Street as shown on the referenced plan.
4. That all work on roadways that are owned and maintained by the Town of Hamden be performed in conformance with the standards and specifications of the Town.
5. That a stop bar and stop sign be installed and maintained on the site's driveway at Todd Street.
6. That signs and markings on the site driveway at Todd Street be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic control Devices," latest edition.

c. Hamden - STC# 061-0611-01 - Contd.

7. That this approval shall not become effective until a copy of Traffic Investigation Report No. 061-0611-01 has been recorded on the municipal land records in accordance with the established procedure.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The costs of any additional improvements or changes shall be borne by the owner of the development.

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d. Montville - STC# 085-0701-01

Mr. Kenneth A. Lussier presented the staff report on the request to partially open Montville Commons without full compliance with the conditions of Certificate No. 1653.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) extend Certificate No. 1653 for one year and allow 2nd Family, LLC to operate 204,316 square feet of retail and restaurant space with 1,452 parking spaces of Montville Commons without full compliance with the conditions of STC Certificate No. 1653 based on the following conditions.

1. Rescind Traffic Investigation Report No. 085-0609-03.
2. That all conditions of STC Certificate No. 1653 (Traffic Investigation Report No. 085-0409-01), with the exception of Condition No. 12, be satisfied prior to the partial opening.
3. That Condition No. 12 of Traffic Investigation Report No. 085-0409-01 be completed by April 17, 2007.
4. That this approval shall not become effective until a copy of Traffic Investigation Report No. 085-0701-01 has been recorded on the municipal land records in accordance with the established procedure.
5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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e. Newington - STC# 093-0610-01

Mrs. Jennifer G. Babowicz presented the staff report on the Application for Certificate filed for the expansion of Newington Business Park (Fountain Pointe Professional Park).

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Rotundo Developers, LLC for the 28,500-square-foot expansion of Newington Business Park to include Fountain Pointe Professional Park, for a total 743,037-square-foot development including 615,537 square feet of warehouse space, 95,000 square feet of self-storage space, a 4,000-square-foot repair shop, 25,000 square feet of office space and a 3,500-square-foot bank with a total of 308 parking spaces located on Route 173 in Newington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the following plans:

- A. "Layout Plan-Fountain Pointe Professional Park," Sheet 2 of 8 prepared by the Bongiovanni Group, Inc., dated June 6, 2006 and last revised October 24, 2006.
- B. "Overall Plan W/M.T.G. Site-Fountain Pointe Professional Park-Willard Avenue-Newington, Connecticut," Sheet No. 1, prepared by A. N. Consulting Engineers, Inc., dated November 27, 2006.

This recommendation is based on the following conditions:

- 1. That the developer not be permitted to occupy any additional building space above 743,037 square feet until such time as the improvements necessary at Route 175 and Alumni Road be accomplished.
- 2. That the existing gated secondary access on Alumni Road remains closed.
- 3. That the internal site driveway be constructed in substantial conformance with the referenced plans.
- 4. That the right turn in and right turn out only site driveway on Route 173 located north of Alumni Road be constructed in substantial conformance with the referenced plans.
- 5. That no future curb cuts be allowed from the Newington Business Park (Fountain Pointe Professional Park) property onto Route 173, including the undeveloped parcel labeled as Lot 11 on the referenced plans.
- 6. That the applicant install and maintain "Stop," "Keep Right" and "No Left Turn" signs at the proposed right turn in and right turn out only driveway on Route 173 and that the applicant also install a "No Left Turn" sign on northbound Route 173 opposite this proposed drive.

e. Newington - STC# 093-0610-01 - Contd.

7. That intersection sight distances be provided and maintained from the site driveway on Route 173 as shown on the referenced plans.
8. That the owner maintain 395 feet of intersection sight distance to the east and west along Alumni Road at the site driveway, measured at a point 15 feet back from the edge of roadway.
9. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
10. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 093-0610-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
11. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 093-0610-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
12. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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f. Wallingford - STC# 148-0611-02

Ms. Natasha A. Franco presented the staff report on the Application for Certificate filed for the expansion of Ashlar Village, Inc. - Masonic Healthcare Center.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Masonic Healthcare Center for the 89,762-square-foot expansion of Ashlar Village Inc. - Masonic Healthcare Center, for a total 1,472,299-square-foot gross floor area residential and healthcare center with 1,440 parking spaces, located on Cheshire Road and Masonic Avenue in the Town of Wallingford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

f. Wallingford - STC# 148-0611-02 - Contd.

The conditions set forth are based on and refer to the applicant's plan prepared by Juliano Associates entitled: "Overall Site Plan 'The Congregate' at Ashlar Village, Cheshire Road, Wallingford, Connecticut," Sheet 1 of 1 dated February 22, 2005 and last revised October 30, 2006.

1. That all conditions of Certificate Nos. 877, 877-A, and 877-B remain in effect.
2. That an outlet protection be provided at the State's storm drain system located on Route 150.
3. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$20,000 to cover the costs of the work required for the outlet protection. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward.
4. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 148-0611-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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g. Branford - STC# 014-0612-01

This item was removed from the agenda prior to the meeting.

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h. Stratford - STC# 138-0612-01

Mr. Sunny D. Ezete presented the staff report on the request to revise the conditions of Certificate No. 23-C issued for the Dock Shopping Center.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the conditions of Traffic Investigation Report No. 138-0609-01 approved on September 19, 2006, be revised as indicated below.

h. Stratford - STC# 138-0612-01 - Contd.

1. That Condition No. 3 of Traffic Investigation Report No. 138-0609-01 be completed prior to June 19, 2007.
2. That fencing along Metro-North Railroad right-of-way required in Condition No. 4 of Traffic Investigation Report No. 138-0609-01 be completed prior to June 19, 2007.
3. That this approval shall not become effective until a copy of Traffic Investigation Report No. 138-0612-01 has been recorded on the municipal land records in accordance with the established procedure.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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i. East Windsor - STC# 046-0608-01

Mrs. Melanie S. Zimyeski presented the staff report on the Application for Certificate filed for The Mansions at Canyon Ridge.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to The Mansions at Canyon Ridge, LLC for The Mansions at Canyon Ridge, a 220-unit residential development (136,532 sq. ft.), 2,000-square-foot maintenance building and a 4,050-square-foot clubhouse with 555 parking spaces, located on Route 140 (North Road) in the Town of East Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Overall Site Layout, The Mansions at Canyon Ridge, North Road - Rte. 140, East Windsor, Connecticut," prepared by J. R. Russo & Associates, Sheet No. 3 of 22 dated December 29, 2004 and last revised January 4, 2007.
 - B. "Roadway Frontage Plan Prepared for Mansions by the Scantic, Route 140-North Road, East Windsor, Connecticut," prepared by F. A. Hesketh & Associates, Inc., Sheet Nos. STC-1 and STC-2 dated August 29, 2005 and last revised January 5, 2007.
1. That the site driveways on Route 140 (North Road) and Yosky Road be constructed in substantial conformance with the referenced plans.

i. East Windsor - STC# 046-0608-01 - Contd.

2. That Route 140 (North Road) be widened in substantial conformance with the referenced plans.
3. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
4. That Route 140 (North Road) be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 1 Office.
5. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
6. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
7. That intersection sight distances be provided and maintained from the site driveways on Route 140 as shown on the referenced plans.
8. That signs and pavement markings on Route 140 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
9. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
10. That signs and pavement markings on Route 140 will be revised to eliminate the eastbound passing zone located between Rice Road and vicinity of the site driveway, as well as eliminate the two-way passing zone and the westbound passing zone, located east of the site driveway easterly to a point approximately 1,900 feet west of Harrison Road, as shown on the referenced plans.
11. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
12. That the proposed emergency access to the Mansions at Canyon Ridge located on Yosky Road be kept gated and locked.
13. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

i. East Windsor - STC# 046-0608-01 - Contd.

14. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$310,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 046-0608-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
15. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 046-0608-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
16. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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j. New Britain - STC# 088-0612-01

Mrs. Melanie S. Zimyeski presented the staff report on the Application for Certificate filed for Jerome Home.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Trustees of Jerome Home for the 62-unit expansion of Jerome Home, a 178-unit long-term care and assisted living facility with 141 parking spaces, located on the north corner of Corbin Avenue (Route 372) and Black Rock Avenue in the City of New Britain, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plan prepared by Macchi Engineers entitled:

"Site Grading and Utility Plan," Drawing No. C-3.0, dated September 1, 2006 and last revised November 8, 2006.

1. That Traffic Investigation Report No. 088-0606-01 be rescinded.
2. That the proposed site driveway on Black Rock Avenue, located 480 feet north of Corbin Avenue (Route 372) be constructed in substantial conformance with the referenced plan.
3. That the existing site driveway on Black Rock Avenue, located 180 feet north of Corbin Avenue (Route 372), be in substantial conformance with the referenced plan.

j. New Britain - STC# 088-0612-01 - Contd.

4. That the existing site driveway on Hamilton Street be in substantial conformance with the referenced plan.
5. That intersection sight distances be provided and maintained from the site driveways on Black Rock Avenue as shown on the referenced plan.
6. That prior to the issuance of a Certificate, a bond be posted and maintained with the City of New Britain to cover the costs of the work required on Black Rock Avenue.
7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 088-0612-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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k. Groton - STC# 058-0608-03

Mr. Y. Kevin Ng presented the staff report on the Application for Certificate filed for the expansion of Groton Shoppers Mart.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Groton Shoppers Mart LLP/Grant Realty Holdings I, LLC/Grant Realty Holdings II, LLC for the 4,956 square-foot expansion of Groton Shoppers Mart, for a total 173,380 square-foot gross floor area commercial and retail development with 953 parking spaces, located on Route 1 stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the plan prepared by CLA Engineers, Inc. entitled:

"Groton Shoppers Mart Proposed Expansion, Site Layout & Notes," Sheet No. 2, dated May 2006 and last revised on December 28, 2006.

1. That all conditions of Certificate No. 1071 (Traffic Investigation Report No. 058-8909-01) and Certificate No. 1071A (Traffic Investigation Report No. 058-0309-20) remain in effect.

k. Groton - STC# 058-0608-03 - Contd.

2. That the existing right-in only site drive on Poquonnock Road #2 be modified in substantial conformance with the referenced plan.
3. That signs and pavement markings at the first internal intersection on the west site drive to Route 1 be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
4. That signs and pavement markings at the first internal intersection on the east site drive to Route 1 be revised and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 058-0608-03 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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l. Norwich - STC# 103-0601-01

This item was removed from the agenda prior to the meeting.

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m. Manchester - STC# 076-0609-01

Mr. Merrill R. Sitcovsky presented the staff report on the Application for Certificate filed for the expansion of Buckland Square Shopping Center (Cinema Expansion).

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to the Quincy Amusements, Inc. for an expansion of Buckland Square Shopping Center to include a 1,607-square-foot gross floor area addition to the movie theatre for a total 227,754-square-foot gross floor area, consisting of 107,837 square feet of retail space, 107,369 square feet of movie theatres and 12,548 square feet of restaurant space, with a total of 1,703 parking spaces, located on Redstone Road in the Town of Manchester, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

m. Manchester - STC# 076-0609-01 - Contd.

The conditions are based on and referenced to the following plans entitled:

- A. "Proposed Expansion to Buckland Hills Cinema De Lux, Manchester, CT, Proposed Site Modification Plan," Sheet No. C-2, dated June 23, 2006, prepared by Allen & Major Associates, Inc.
 - B. "Engineering Plan, Buckland Square, Homart Community Centers, Inc., and Woodmont Corporation Redstone Road, Manchester, Connecticut," Sheet No. 4 of 32, dated February 28, 1991, last revised January 21, 1992 prepared by Close, Jensen and Miller.
1. That all conditions of Certificate No. 1096 (Traffic Investigation Report No. 076-9011-01) remain in effect.
 2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 076-0609-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
 3. That prior to the issuance of a certificate, the applicant release the 50-foot-wide access and drainage right-of-way to the Department, Right of Way File Nos. 76-88-14D and 76 MISC 77, within the site property. The applicant shall contact the Office of Rights of Way, Property Management Division to process the release of the drainage right-of-way. The applicant will be responsible for all administrative costs associated with the release.
 4. That prior to issuance of a certificate, a maintenance agreement be established with the Department's District 1 Office, for the development's drainage system that discharges in the direction of Buckland Street and onto State property. The agreement is to be recorded on the municipal land records to ensure that the storm water treatment device is in proper working condition and operating as designed and that the catch basins, located on the site property, are kept clean; Right of Way File No. 76-000-96.
 5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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n. Manchester - STC# 076-0612-01

Mr. Merrill R. Sitcovsky presented the staff report on the Application for Certificate filed for the expansion of The Plaza at Buckland Hills (Hampton Inn).

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to The Plaza at Buckland Hills, LLC to allow for the establishment of a land use change, from retail to mixed-use, for The Plaza at Buckland Hills resulting in an overall 430,000-square-foot gross floor area mixed-use development with 1,789 parking spaces, located on Pleasant Valley Road and Buckland Street in the Town of Manchester, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are based on and referenced to the following plans entitled:

- A. "ALTA/ACSM Land Title Survey, Prepared for Downeast Associates Limited Partnership, 354 Buckland Street, 356 Buckland Street Rear, 1524 Pleasant Valley Road, Manchester, Connecticut," last revised June 27, 2005, prepared by F. A. Hesketh & Associates, Inc.
- B. "STC Roadway Plan, Plaza at Buckland Hills, Property of Downeast Associates Limited Partnership, Pleasant Valley Road and Buckland Street, Manchester, South Windsor, Connecticut," Sheet 1 of 1, dated November 11, 2006 and last revised January 12, 2007, prepared by Close, Jensen & Miller, P.C.
- 1. That the site driveways on Pleasant Valley Road and Buckland Street be constructed in substantial conformance with the referenced plans.
- 2. That intersection sight distances be provided and maintained from the site driveways on Pleasant Valley Road and Buckland Street as shown on the referenced plans.
- 3. That signs and pavement markings on the site's westerly driveway on Pleasant Valley Road be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
- 4. That prior to the issuance of a Certificate, a bond be posted and maintained with the Town of Manchester to cover the costs of the work required on Pleasant Valley Road.
- 5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 076-0612-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

n. Manchester - STC# 076-0612-01 - Contd.

6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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o. Monroe - STC# 084-0601-01

This item was removed from the agenda prior to the meeting.

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p. Waterbury - STC# 151-0604-04

This item was removed from the agenda prior to the meeting.

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q. Newington - STC# 093-0608-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate for the expansion of Newington Power Center (Sam's Club).

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to American National Insurance Company, Firstbrook Properties, LLC, R.K. Newington, LLC and McBride Properties, Inc. for the 140,500-square-foot expansion of Newington Power Center, for a total 361,000-square-foot gross floor area of mixed-use development (specialty grocery store, membership only retail with gas station, retail and restaurant) with 1,520 parking spaces, located on the west side of Routes 5/15 (Berlin Turnpike) in the Town of Newington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the plans prepared by Fuss & O'Neill entitled:

- A. "Overall Site Plan - Sam's Club No. 6636 - Newington Power Center - Newington Connecticut," Sheet G1.1.2 dated May 5, 2006 and last revised January 12, 2007.
- B. "Stew Leonard's/Realm Realty-Pavement Marking & Signage Plan-Newington Power Center-Off Site Improvements-Newington/Berlin Connecticut," Sheet Nos. PVT-001, 002, 003 and 004, dated November 2006 and last revised November 20, 2006, January 15, 2007, November 20, 2006 and November 20, 2006, respectively.

q. Newington - STC# 093-0608-01 - Contd.

1. That all Conditions of Certificate Nos. 1049 and 1049-A (Traffic Investigation Report Nos. 093-8910-02, 093-9008-01 and 093-0602-02) remain in effect.
2. That prior to the issuance of a Certificate, the required sightlines at the site's westerly drive on Rowley Street be provided and maintained as stipulated in Condition No. 7 of Traffic Investigation Report No. 093-8910-02.
3. That the first two internal aisle drives located north of Rowley Street, at the site's easterly drive to Rowley Street be constructed and appropriate regulatory signs installed in substantial conformance with the above-referenced plans.
4. That Routes 5/15 and Rowley Street be widened in substantial conformance with the above-referenced plans.
5. That the existing traffic control signal at the intersection of Routes 5/15 and Rowley Street be revised to the satisfaction of the Department of Transportation.
6. That the pavement markings on Pane Road at its intersection with Routes 5/15 be revised as shown on the above-referenced plans.
7. That the phasing sequence of the existing traffic control signal at the intersection of Routes 5/15 and Pane Road be revised to relocate Phase No. 4 movement to Phase 5.
8. That the pavement markings on Pane Road at its intersection with Masselli Road be revised as shown on the above-referenced plans.
9. That the signal timings at the intersection of Pane Road and Masselli Road be revised to the satisfaction of the Town of Newington.
10. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
11. That the guide rail affected by improvements noted in Condition No. 4 be revised in a manner satisfactory to the Department of Transportation's (Department) District 1 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
12. That Route 5/15 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 1 Office.

q. Newington - STC# 093-0608-01 - Contd.

13. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
14. That all work on roadways that are owned and maintained by the Towns of Newington and Berlin be performed in conformance with the standards and specifications of the Towns.
15. That signs and pavement markings at the site drives on Rowley Street be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
16. That signs and pavement markings on Routes 5/15, Rowley Street and Pane Road be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
17. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
18. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
19. That an encroachment permit be obtained from the Department's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
20. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$550,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 093-0608-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
21. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 093-0608-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
22. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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r. West Hartford - STC# 155-0603-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for Global Storage.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to West Hartford No. 1, LLC and West Hartford No. 2 LLC for Global Storage, LLC, a 130,155-square-foot gross floor area of mixed development (retail, restaurant and indoor storage facility) with 210 parking spaces, located on SR 529 (New Britain Avenue) in the Town of West Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to a plan prepared by Megson & Heagle entitled:

"Site Plan/Traffic Control Plan-983 New Britain Avenue-Prepared for Global Storage, LLC-West Hartford, Conn." dated May 16, 2005, Sheet 1 of 1 and last revised August 28, 2006.

1. That the site driveway on SR 529 be located and reflect the geometry in substantial conformance with the above-referenced plan.
2. That the two site driveways on Shield Street be located and reflect the geometry in substantial conformance with the above-referenced plan.
3. That intersection sight distances be provided and maintained from the site driveway on SR 529 as shown on the referenced plan.
4. That 335 feet of intersection sight distance to the north and 335 feet of intersection sight distance to the south be provided and maintained from the sight driveways on Shield Street measured at a point 15 feet back from the edge of roadway.
5. That the existing westerly site driveway on SR 529 be closed as shown on the above-referenced plan.
6. That the southerly access driveway on Shield Street, which is shared by the property at 141 Shield Street, be reconstructed to provide separate access drives as shown on the above-referenced plan.
7. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plan.

r. West Hartford - STC# 155-0603-01 - Contd.

8. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 155-0603-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
9. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 155-0603-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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6. MAJOR TRAFFIC GENERATORS - EXTENSIONS:

- a. That the following be extended for one year:

Certificate No. 904-G issued for
UConn - North Hillside Parking Lot, Football Center in Mansfield

Certificate No. 1006-A issued for
The Orchards at East Lyme in East Lyme

Ms. Cabelus stated that these extensions had been reviewed by the Division of Traffic Engineering. The developments are still viable, no issues have been identified, and she recommended that the certificates be extended.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the certificates be extended for one year.

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Certificate No. 1619 issued for
Interstate Business Center in Danbury

Ms. Cabelus stated that, should an additional extension be necessary, it would likely require the need for a new traffic study because the original certificate was based on 2004 projected traffic volumes.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the certificate be extended for one year.

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- b. That the following certificate issuance approval be extended for one year:

Traffic Investigation Report No. 068-0409-01 approved December 21, 2004 for Acme Mill Development in Killingly.

Ms. Cabelus stated that the Division of Traffic Engineering had reviewed the request and has no issue with allowing the extension. It has, however, been noted that all of the conditions of Traffic Investigation Report No. 068-0409-01 must be met prior to issuance of any certificates of occupancy by the Town for any portion of this development.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted that the certificate issuance approval be extended for one year.

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7. PARKWAY PERMIT:

That a parkway permit be issued to Brink's, Incorporated to operate six trucks on Route 15 (Merritt/ Wilbur Cross Parkways) between Exits 44 and 64.

Ms. Cabelus stated that Brink's is contracted by Exxon Mobil to provide currency transportation at the 6 Mobil stations along the parkway. She stated that a copy of the permit must be carried in each vehicle at all times, and is valid for a two-year period.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to approve the issuance of the permit.

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There being no further business before the Commission, Ms. Cabelus recommended that the meeting be adjourned.

Upon motion of Deputy Commissioner Ramirez, seconded by Deputy Commissioner Boice, it was voted to adjourn at 10:58 a.m.

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Robert Ward
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
January 23, 2007
Minutes Compiled By:
Robbin L. Cabelus
Executive Director

